107.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,146,100 / 1,146,100
					USE VALUE:	1,146,100 / 1,146,100
					ASSESSED:	1,146,100 / 1,146,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSTEFA VANESSA CELINE WOLFEL
Owner 2:	MOSTEFA SAMY KAYS BELHADJ
Owner 3:	
Street 1:	18 LANTERN LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RESENDES MANUEL A & CHRISTINE/ -
Owner 2:	TRS/RESENDES FMLY RLTY TRUST -
Street 1:	18 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 3223 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11050.000	602,600	17,400	526,100	1,146,100
Total Card	0.254	602,600	17,400	526,100	1,146,100
Total Parcel	0.254	602,600	17,400	526,100	1,146,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.66 /Parcel: 355.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	602,600	17400	11,050.	526,100	1,146,100		Year end	12/23/2021
2021	101	FV	581,500	17400	11,050.	526,100	1,125,000		Year End Roll	12/10/2020
2020	101	FV	581,000	17400	11,050.	526,100	1,124,500	1,124,500	Year End Roll	12/18/2019
2019	101	FV	483,000	17800	11,050.	526,100	1,026,900	1,026,900	Year End Roll	1/3/2019
2018	101	FV	483,000	17800	11,050.	450,900	951,700	951,700	Year End Roll	12/20/2017
2017	101	FV	483,000	17800	11,050.	420,800	921,600	921,600	Year End Roll	1/3/2017
2016	101	FV	483,000	17800	11,050.	360,700	861,500	861,500	Year End	1/4/2016
2015	101	FV	444,900	18000	11,050.	323,100	786,000	786,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RESENDES MANUEL	1528-34	1	6/11/2018		1,050,000	No	No		
RESENDES MANUEL	1446-21		12/4/2013	Convenience	100	No	No		
MAUNDER RICHARD	1212-131		10/18/1999		525,000	No	No		
CARROLL ROBERT	1187-187		5/26/1998		442,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2020	752	Redo Bat	18,145	C				
11/17/2017	1544	Redo Kit	12,000	C				
4/15/2015	343	Re-Roof	4,000					
4/17/2003	277	Re-Roof	10,500					
10/15/2001	771	Ingr. Po	24,000	C				20X40 INGROUND POO

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
6/1/2009	Measured	189	PATRIOT
6/19/2000	MLS		
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11050		Sq. Ft.	Site		0	70.	0.68	4									526,050						526,100	

Total AC/HA:	0.25367	Total SF/SM:	11050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 526,050	Spl Credit	Total: 526,100

PRINT

Date	Time
12/30/21	07:16:09

LAST REV

Date	Time
08/11/21	12:18:49

apro

PAT ACCT. 8401

User Acct	68223
GIS Ref	
GIS Ref	
Insp Date	06/01/09

!8401!

USER DEFINED

Prior Id # 1:	68223
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	8	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.06708038
Const Adj.:	1.06293893
Adj $ / SQ:	124.767
Other Features:	121030
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675545
Depreciation:	72959
Depreciated Total:	602586

COMMENTS

SPRINKLER/ALARM/INTERCOM.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

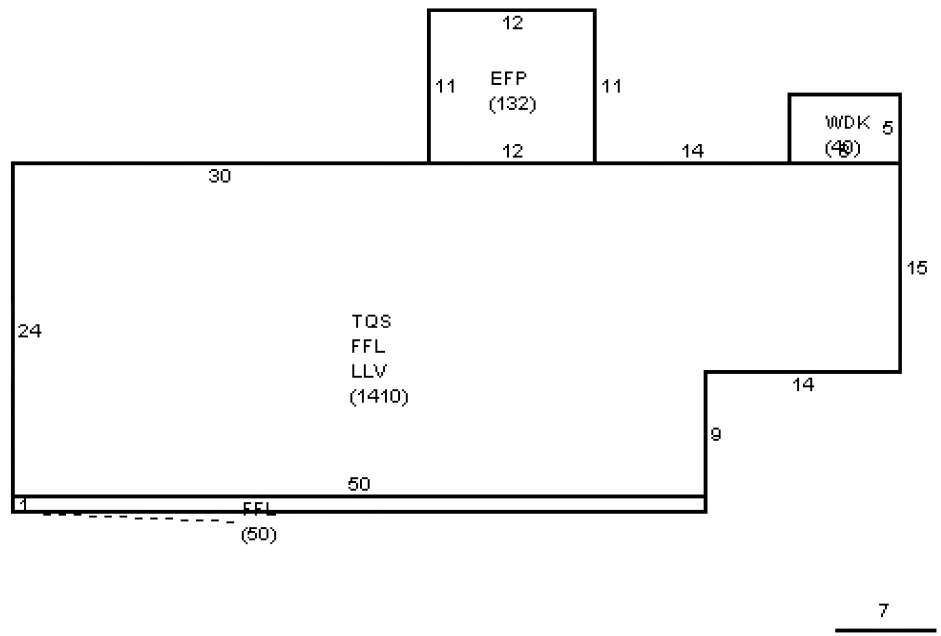
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	150.97
Special Features:	0	Val/Su Net:	146.98
Final Total:	602600	Val/Su SzAd	239.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,460	124.770	182,159
LLV	Lower Level	1,410	82.110	115,778
TQS	3/4 Story	1,058	124.770	131,941
EFP	Enclos Porch	132	50.860	6,714
WDK	Deck	40	17.010	680

Net Sketched Area: 4,100 | Total: 437,272

Size Ad 2517.5 | Gross Area 4452 | FinArea 3223

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	20X40	G	GV	2001	23.79	T	8.6	101			17,400			17,400
2	Frame Shed	D	Y	1	10X14	G	AV	2001	0.00	T	14.4	101						

More: N | Total Yard Items: 17,400 | Total Special Featues: | Total: 17,400

IMAGE

AssessPro Patriot Properties, Inc